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July 11, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1182
Retina Foundation
20 Staniford Street, Boston

Petitioner seeks two variances to erect a two-story addition atop an existing three-story building in a Local Business (L-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 Floor Area Ratio is excessive	2.0	2.6
Sect. 23-3 Off-street parking is insufficient	96 spaces	21 spaces

The property is located on Staniford Street near the intersection of Staniford and Cambridge Streets. The petitioner proposes to erect a two-story addition over the existing three-story Medical Research Building. In 1960, the Authority approved the Foundation's Development Plans which included the overall size, location and height of the proposed building. The Massachusetts General Hospital has recently indicated to the Foundation that future parking facilities planned by the Hospital will be shared with the Foundation. The West End Project Director reports the proposal to be in conformity with the West End Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-1182, brought by Retina Foundation, 20 Staniford Street, Boston, for variances of excessive floor area ratio and insufficient off-street parking to erect a two-story addition to an existing research building in a Local Business (L-2) district, the Boston Redevelopment Authority recommends approval. The proposal conforms to the West End Urban Renewal Plan. The Massachusetts General Hospital has recently indicated that its future parking facilities will be shared with the Foundation.

Re: Petition No. Z-1183
Kenneth K. Quigley, M. D.
4 Monument Square, Charlestown

Petitioner seeks a Forbidden Use Permit and a variance to change occupancy from one-family to a Physician's office and four apartments in an Apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A professional office is Forbidden in an H-1 district		
Sect. 18-1 Front yard is insufficient	20 ft.	12 ft.

The property, a four-story brick structure, is located on Monument Square between Winthrop and Chestnut Streets. The Physician's office has existed at this location for many years and the petitioner, in effect, is seeking to legalize an existing condition. The staff reports no objection as the building would be extensively rehabilitated in conformance with the objectives of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-1183, brought by Kenneth Quigley, M. D., 4 Monument Square, Charlestown, for a Forbidden Use Permit and a variance of insufficient front yard to change occupancy from one family to a professional office and four apartments in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The Physician's office has existed for many years and the petitioner, in effect, is seeking to legalize an existing condition. The occupancy is in conformance with the Charlestown Renewal Plan and the building will be extensively rehabilitated.

Re: Petition No. Z-1184
W. J. Banfield Corp.
530 (rear) East First St., So. Boston

Petitioner seeks a Conditional Use Permit to erect a one-story office and repair garage structure in a Waterfront (W-2) district. The proposal would violate the code as follows:

Sect. 8-7 A repair shop garage is a Conditional Use
in a W-2 district.

The property is located on East First Street near the intersection of East First and K Streets. The petitioner, a rubbish removal contractor, would utilize the structure for the storage and repair of company trucks. The proposal would be appropriate with existing industrial uses in the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-1184, brought by W. J. Banfield Corp., 530 (rear) East First Street, South Boston, for a Conditional Use Permit to erect a one-story office and repair garage structure in a Waterfront (W-2) district, the Boston Redevelopment

Authority recommends approval. The proposal would be appropriate with existing uses in this industrial area.

Re: Petition No. Z-1185
Emma M. Lembeck
625 Commonwealth Avenue, Boston

Petitioner seeks a Forbidden Use Permit to change occupancy from a lodging house to a lodging house and real estate office in an Apartment (H-4) district. The proposal would violate the code as follows:

Sect. 8-7 A real estate office is Forbidden in an H-4 district.

The property, a four story brick structure, is located on Commonwealth Avenue between Sherborn and Granby Streets. The petitioner would utilize one room on the ground floor for the real estate office. The proposal is consistent with existing uses and would not adversely affect the institutional-commercial character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1185, brought by Ebba M. Lembeck, 625 Commonwealth Avenue, Boston, for a Forbidden Use Permit to change occupancy from a lodging house to a lodging house and real estate office in an Apartment (H-4) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with existing uses and would not adversely affect the institutional-commercial character of the area.

Re: Petition No. Z-1186
Walter V. Boyko
654 Cummins Highway, Mattapan

Petitioner seeks a variance to erect a canopy and sign in a Residential (R-.5) district. The proposal would violate the code as follows:

Sect. 18-1 Front yard is insufficient	<u>Req'd.</u> 25 ft.	<u>Proposed</u> 0
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The property, a two-story Funeral Home and residence, is located on Cummins Highway, between Itasca and Alabama Streets. The petitioner would remove the existing peaked cap over the front door entrance and erect a semicircular frame canopy and sign extending from the front door to the end of the front walk. The proposal, which will provide appropriate covering for the walk, would not have a detrimental affect on the surrounding properties. Recommend approval.

VOTED; That in connection with Petition No. Z-1186, brought by Walter V. Boyko, 654 Cummins Highway, Mattapan, for a variance of insufficient front yard to erect a canopy and sign to a Funeral Home and residence in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposal, which would provide an appropriate covering for the walk, would not have a detrimental affect on the surrounding properties.

Re: Petition No. Z-1189
Albert F. Shack
5315-5335 Washington St., West Roxbury

Petitioner seeks a Conditional Use Permit and two variances to erect a gasoline service station in a Local Business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A repair garage and gasoline service station is a Conditional Use in a Local Business (L-.5) district.		
Sect. 18-1 Front yard is insufficient	15 ft.	1 ft.
Sect. 20-1 Rear yard is insufficient	20 ft.	8 ft.

The property is located on Washington Street at the Dedham line. The petitioner would demolish an existing diner and erect a one-bay lubritorium-gasoline service station and motor vehicle inspection station. A canopy and sign to provide cover for the service pumps would extend into the front yard. The proposal is a reasonable use of land and would be beneficial to the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1189, brought by Albert F. Shack, 5315-5335 Washington Street, West Roxbury, for a Conditional Use Permit and variance of insufficient front and rear yards to erect a gasoline service station in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval. The proposal is a reasonable use of land and would be beneficial to the area.

Re: Petition No. Z-1190
Dr. Dominick E. Maiorana
4356 Washington Street, Roslindale

Petitioner seeks an extension of a non-conforming use and three variances to erect a basement addition in a Single Family (S-.5) and a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1	The extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 14-2	Lot area for additional unit is insufficient	3000 sq.ft./u	1760 sq.ft./u
Sect. 18-1	Front yard is insufficient	25 ft.	13 ft.
Sect. 19-1	Side yard is insufficient	10 ft.	5 ft.

The property, a 1½ story residence and doctor's office is located on Washington Street between Rosecliff and Albano Streets. The petitioner would relocate his office from the first floor to a new basement office. The present office space will be utilized as part of the residence. The side yard violation is an existing condition and the structure would conform with the existing building alignment along Washington Street. Recommend approval.

VOTED: That in connection with Petition No. Z-1190, brought by Dr. Dominick E. Maiorana, 4356 Washington Street, Roslindale, for an extension of a non-conforming use and variances of insufficient lot area for additional unit, front yard and side yard, to erect a basement addition to a doctor's office and residence in a Single Family (S-.5) and a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposed extension would not have a detrimental affect on adjacent properties and would conform with the existing building alignment along Washington Street. The petitioner would relocate his office from the first floor residence space to a new basement office.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: BOARD OF APPEAL REFERRAL - ADDENDUM

Re: Petition No. Z-1188
Church of God of Prophecy
18-20 Moreland Street, Roxbury

Petitioner seeks three variances to change occupancy from a rooming house to a church in an Apartment (H-1) district. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1	Front yard is insufficient	25 ft.	18.5 ft.
Sect. 20-1	Rear yard is insufficient	20 ft.	0
Sect. 23-2	Off-street parking is insufficient	18 spaces	4 spaces

The property, a 2½ story frame structure, is located on Moreland Street between Warren and Cleveland Streets. The petitioner would convert the existing rooming house to a church, accommodating approximately 40 parishoners, and would rehabilitate the structure. The front and rear yard violations are existing. A majority of the congregation live within walking distance and there are adequate parking facilities in the area to accommodate those who would travel by car. Recommend approval.

VOTED: That in connection with Petition No. Z-1188, brought by Church of God of Prophecy, 18-20 Moreland Street, Roxbury, for variances of insufficient front yard, rear yard and off-street parking to change occupancy from a rooming house to a church in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The front and rear yard violations are existing. A majority of the congregation live within walking distance and there are adequate parking facilities in the area to accommodate those who would travel by car.

Re: Petition No. Z-1193
First Church in Charlestown
78 High Street, Charlestown

Petitioner seeks two variances to erect a one family dwelling in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1	Front yard is insufficient (High St.)	20 ft.	5.19 ft.
Sect. 18-4	Front yard insufficient (School St.)	20 ft.	1 ft.

The property, located at the intersection of High and School Streets, was conveyed to the petitioner by the B.R.A. The petitioner proposes to erect a one family parsonage in connection with the nearby First Church in Charlestown. The structure would conform with the existing building alignment along High Street. Recommend approval.

VOTED: That in connection with Petition No. Z-1193, brought by the First Church in Charlestown, 78 High Street, Charlestown, for variances of insufficient front yard to erect a two story-one family parsonage in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed parsonage would be in close proximity to the petitioner's church and would conform with existing building alignment on the street and the immediate area.

